

MEMORANDUM

JUNE 13, 1985

TO: Boston Redevelopment Authority and
Stephen Coyle, Director

FROM: Richard P. Garver, Assistant Director for
Community Development
Martha R. Bailey, Senior Project Coordinator

SUBJECT: COLUMBIA POINT-BOARD MOTION AT JUNE 7, 1985
MEETING RELATED TO BAYSIDE EXPOSITION CENTER
SITE

At the June 7, 1985 meeting concerning the Planned Development Area application for Harbor Point, the Board expressed concerns about future development at Bayside Expo Center, and thus passed the following motion:

As part of the Authority's efforts to achieve a comprehensive and coordinated development at Columbia Point, the staff is instructed to convene a planning process related to parkland development and future expansion of the Bayside Exposition Center site. The staff should call together representatives of appropriate peninsula interests and return to the Authority with planning recommendations and guidelines for the short and long-term development of the area.

This concern coincides with and reinforces proposed and on-going staff and consultant activities at Columbia Point. First, a Memorandum is being submitted today which requests Board approval for planning and design services for passive and active recreation facilities on the Columbia Point peninsula. This work would be carried out under BRA direction. The BRA would be advised by a task force composed of representatives of the reviewing and approving city and state agencies, as well as peninsula property owners. This effort will include the planning of parkland on the Bayside property. Second, the terms of the Bayside UDAG agreement require that the BRA and Bayside Associates, the developer of Bayside Expo Center, enter into a Development Agreement which establishes a plan for the further development of the property. In order to produce "planning recommendations and guidelines for the short and long-term development" of Bayside, it is proposed that a second advisory task force be established, to include representatives of peninsula interest, and the South Boston and Dorchester neighborhoods. Consulting with this task force, the BRA staff and representatives of Bayside Associates will initiate a plan for development of the Bayside property.

**COLUMBIA POINT-BOARD MOTION
AT JUNE 7, 1985 MEETING RELATED
TO BAYSIDE EXPO CENTER SITE**

The planning process would include the review of possible development options, consideration of the required parking and access related to each, and of the appropriate waterfront treatment and its relationship to the land site. The conclusion would be a set of planning recommendations for the site with accompanying design guidelines. These would be included in the UDAG Development Agreement, which will be submitted to the Board for review and approval.

Since there is a real sense of urgency about reaching agreement about future development at Bayside and about the waterfront park, it is proposed that the staff present a status report on the parkland task force's efforts on planning the passive and active recreation facilities and on the Bayside task force's efforts on the Bayside Expo Center site within six weeks. The completed report on both projects would then be due within the three month time frame for carrying out the parkland consultant's work.

It is important, however, that the process of zoning reviews and approvals proceed so that Harbor Point can move ahead towards a Fall 1985 construction start. It is recommended, therefore, that the PDA application be approved based on the premise that the planning process with the parkland task force and the Bayside task force be established immediately.

An appropriate vote follows:

VOTED: That the Authority proceed with approvals for the attached Harbor Point Planned Development Area application, based on the understanding that a planning process related to parkland on the Columbia Point peninsula and future development on the Bayside Exposition Center site be established; and that the results, including a report and a Development Agreement between Bayside Associates and the BRA be submitted for Board review and approval within three months.

MEMORANDUMTaken Under Advisement
Resubmitted**JUNE 6, 1985**
JUNE 13, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICHARD P. GARVER, ASSISTANT DIRECTOR OF
COMMUNITY DEVELOPMENT
EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND
USE AND ENVIRONMENTAL POLICY
MARTHA R. BAILEY, SENIOR PROJECT COORDINATOR
LINDA BOURQUE, DIRECTOR OF ZONING

SUBJECT: DEVELOPMENT PLAN FOR
PROPOSED PLANNED DEVELOPMENT AREA:
HARBOR POINT ON THE COLUMBIA POINT
PENINSULA

Peninsula Partners, consisting of Corcoran, Mullins, Jennison, Inc., John B. Cruz Company, Robert Kuehn, Peninsula Housing Corp., and SBD Trust; and the Columbia Point Community Task Force, Inc., seek a Planned Development Area (PDA) designation for forty-five acres located on the Columbia Point peninsula. The site now owned by the Boston Housing Authority (BHA) and the City of Boston, is bounded by Mt. Vernon Street, Bayside Exposition Center, BHA and City land along the waterfront and Calf Pasture Pumping Station. The attached Fact Sheet describes the project; the Development Plan and its incorporated drawings constitute the documentation for the PDA.

The BRA tentatively designated the redevelopment team for Columbia Point on October 13, 1983, and since then Peninsula Partners has been working with the BRA, BHA and others to secure the necessary funding for the \$140 million project, as well as appropriate permits and approvals. Major events during the past year include Massachusetts Housing Finance Agency approval of a \$96 million mortgage for Harbor Point and Department of Housing and Urban Development award of a \$12 million UDAG to the City for the project, and the assumption by Corcoran, Mullins, Jennison of management responsibilities for the public housing project. Due to the magnitude and impact of this project and the large number of public and private agencies interested and involved in Harbor Point, the period since tentative designation has been characterized by countless agency and community meetings. A listing of community presentations and meetings conducted by the developer since September 1984 is attached.

**PDA HARBOR POINT ON THE
COLUMBIA POINT PENINSULA**

VOTED: That pursuant to the provisions of Article 3, Section 1A, of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves the Development Plan for Harbor Point on the Columbia Point peninsula. Said Development Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 22/Harbor Point at Columbia Point", dated June 6, 1985, and in a series of plans listed in Exhibits IV, V and VI of said document; said document and plans shall be on file in the office of the Director of Zoning of the Authority;

and further

VOTED: That the Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for the parcel of land which is the subject of the Development Plan for Planned Development Area No. 22/Harbor Point at Columbia Point", to execute in the name and on behalf of the Authority a Cooperation Agreement with the developer of said Planned Development Area; and to certify, in the name and on behalf of the Authority, that plans submitted to the Building Commissioner in connection with said Area are in conformity with said Development Plan:

and further

VOTED: That in reference to petitions to be brought before the Board of Appeal by Peninsula Partners and Columbia Point Community Task Force, Inc., for exceptions as listed in the Development Plan for Planned Development Area No. 22, Harbor Point at Columbia Point, which is approved by the Authority today, the Boston Redevelopment Authority recommends approval provided that the Zoning Commission will have adopted a Map Amendment designating the land involved as a Planned Development Area, and provided, further, that final plans be submitted to the Authority for design review to ensure that the plans are consistent with the plans previously approved by the Authority and with said Development Plan; and the Authority hereby authorizes the Director to certify to the Board of Appeal that the exceptions requested are in conformity with said Development Plan.

**PDA HARBOR POINT ON THE
COLUMBIA POINT PENINSULA**

The project involves the transformation of the presently dilapidated 1,504 unit housing project into Harbor Point, a 1,400 unit mixed-income rental community consisting of new and rehabilitated buildings with studios to six bedrooms. Seventeen of the 30 existing buildings will be demolished. The remaining thirteen low and midrise buildings will be completely rehabilitated with some being made into townhouses with private front and back yards. New construction will include townhouses, midrises, lowrises or mall buildings, stepped midrises, recreational facilities, clubhouse, retail space as well as a day care center, health and community facilities. The development will require the abandonment of the five public streets that are within the existing site.

The site is presently in Apartment (H-2) and General Industrial (I-2) zoning districts and in a Restricted Parking District. The developer is seeking exceptions to the Boston Zoning Code for a number of deviations related to conditional uses and dimensional requirements, assuming the entire site is treated as one lot. These exceptions are listed on pp. 4-6 of the Development Plan.

The basic size and ownership requirements for a Planned Development Area have been met; the design review process has resulted in the Development Plan presented today; the public hearing before the Boston Redevelopment Authority Board has been duly advertised.

We therefore recommend that the Boston Redevelopment Authority approve the documents and plans presented, and authorize the Director to petition the Zoning Commission for a Planned Development Area Subdistrict, bounded as described, and that the Authority further authorize the Director to certify plans to be filed with the Building Commissioner in connection with this Planned Development Area Subdistrict as being in conformity with the Development Plan for such Planned Development Area.

VOTED: That in connection with the Development Plan for Harbor Point on the Columbia Point peninsula presented at a public hearing duly held at the offices of the Authority on June 6, 1985, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Plan (1) conforms to the general plan for the City of Boston as a whole; (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area subdistrict designation as set forth in the Boston Zoning Code as amended;

and further

COMMUNITY/NEIGHBORHOOD MEETINGS

-Columbia Point Community Task Force
(Residents Organization at Columbia Point)

Weekly meetings with Tenant Representatives Roger Taylor and Ruby Jaundoo

General Community meetings:

April 18, 1985
March 7, 1985
September 17, 1984

-Bayside Neighborhood Association
(Membership attached)

Regular monthly meetings are held to share information and give updates on the development process are reported.

Specific presentations on Columbia Point plans: March 15, 1985

-Harbor Park Advisory Committee
(Advisory to BRA)

Presentation February 27, 1985

-South Boston Community

Gate of Heaven Hall,	September 13, 1984
(Several Community organizations)	
Tynan School (general community meeting)	January 14, 1985
Community leaders	March 1, 1985
South Boston Community Development Corporation	April 1, 1985

-Popes Hill Neighborhood Association

Community meeting/presentation April 24, 1985

-Dorchester Board of Trade

July, 1983

-Boston Committee

Savin Hill Civic Association September 13, 1985

-Columbia Point Community Coalition
(Social Service Agencies active at Columbia Point)

Bi-weekly meetings are held to discuss progress of development activities

-Archdiocese of Boston

Presentation to Archbishop Law,	December 21, 1984
Father Carrig, Pastor at St. Christophers,	
Father Groden, Planning Office	

-Special Legislative Committee on Boston Harbor

Presentation March 28, 1985

FACT SHEET
HARBOR POINT DEVELOPMENT

Proposed Planned Development Area
Bounded by Mt. Vernon Street, Bayside Exposition Center,
land owned by the City of Boston and Boston Housing Authority
which fronts Boston Harbor and Calf Pasture Pumping
Station on the Columbia Point Peninsula

Developer: Peninsula Partners, a Massachusetts limited partnership, consisting of Corcoran, Mullins, Jennison, Inc., John B. Cruz Company, Robert Kuehn, Peninsula Housing Corp., SBD Trust; and Columbia Point Community Task Force, a non-profit tenant organization.

Site: 1,952,047 square feet of land which will be developed for approximately 1,400 units of housing. This requires the demolition of 17 of the existing 30 buildings, the rehabilitation of 13 existing structures and the new construction of midrises, lowrises, townhouse buildings. The designing of a new street pattern for which discontinuance of five public streets within the site will also be required.

General
Description: The Harbor Point redevelopment effort will transform the existing housing project into a 1400 unit mixed-income apartment community. The development will provide a variety of unit types ranging from studio to six bedrooms, recreational facilities, free tenant parking, convenience shopping, health, daycare and maintenance facilities.

The new site plan is designed around a new street pattern which will open up views to the water and/or Boston skyline down every street. Harbor Point's central focus will be the "town green" which extends through the middle of the site. It will have its entry on Mt. Vernon Street and the main recreational facilities at its waterfront edge.

Architects: Goody, Clancy Associates is the architect for site planning and new construction. Mintz Associates is the architect for rehabilitation of existing buildings and some new construction. Carol R. Johnson & Associates is the architect for landscape design.

Estimated
Project Cost: \$140 million

Existing
Zoning: Zoning exceptions will be required for front and side yard parapet setbacks, and for certain uses listed as conditional and forbidden, as fully set forth in the development plan.

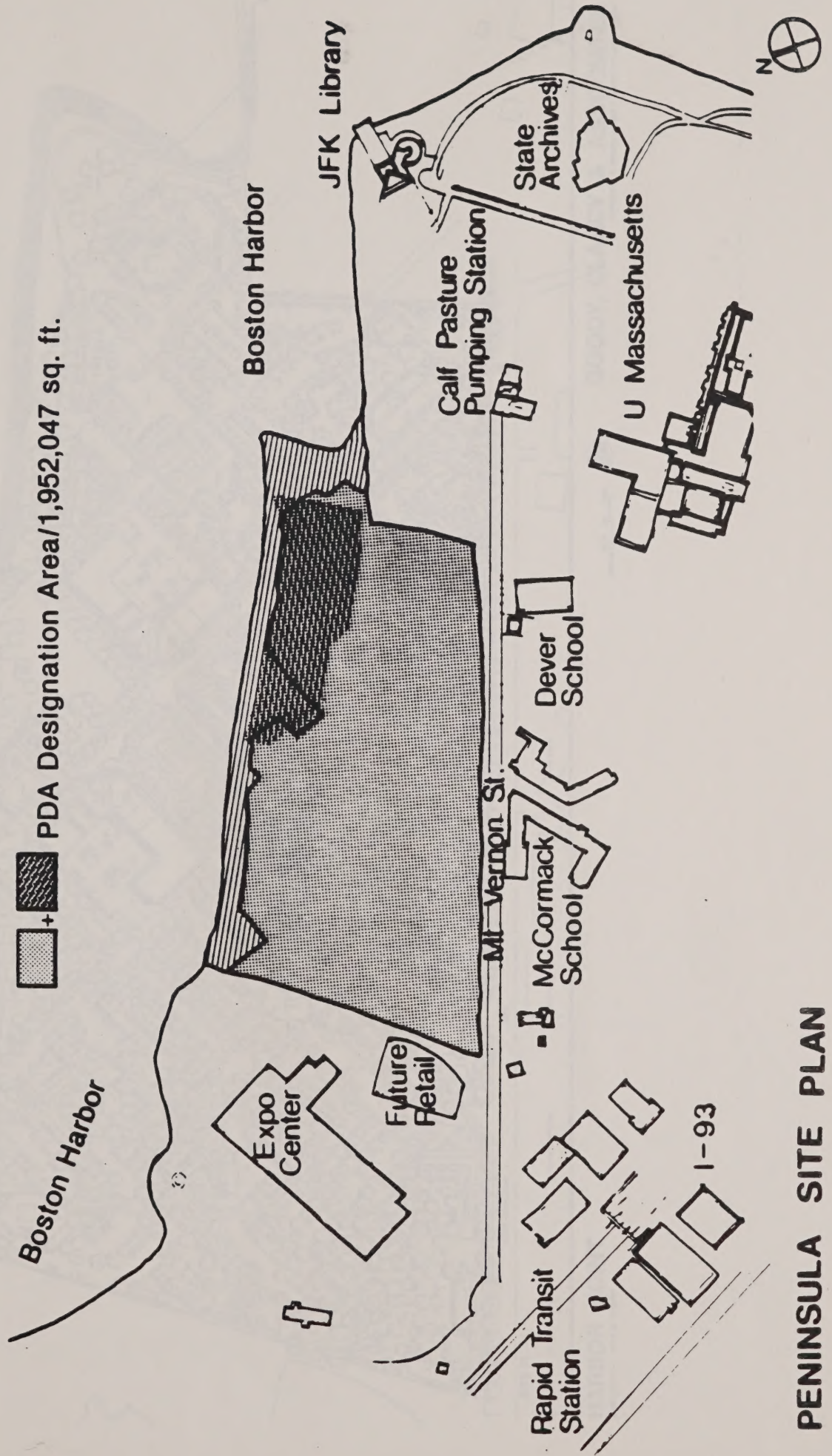
Attachment
0348D
5/31/85

 Public Waterfront Park

 Boston Housing Authority Land/1,653,634 sq. ft.

 City of Boston Land/298,413 sq. ft.

 PDA Designation Area/1,952,047 sq. ft.



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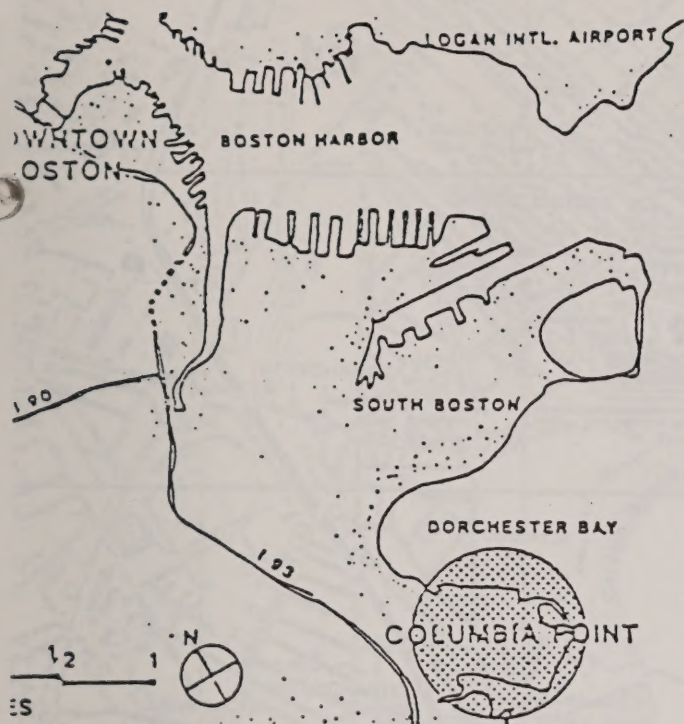
Abstract

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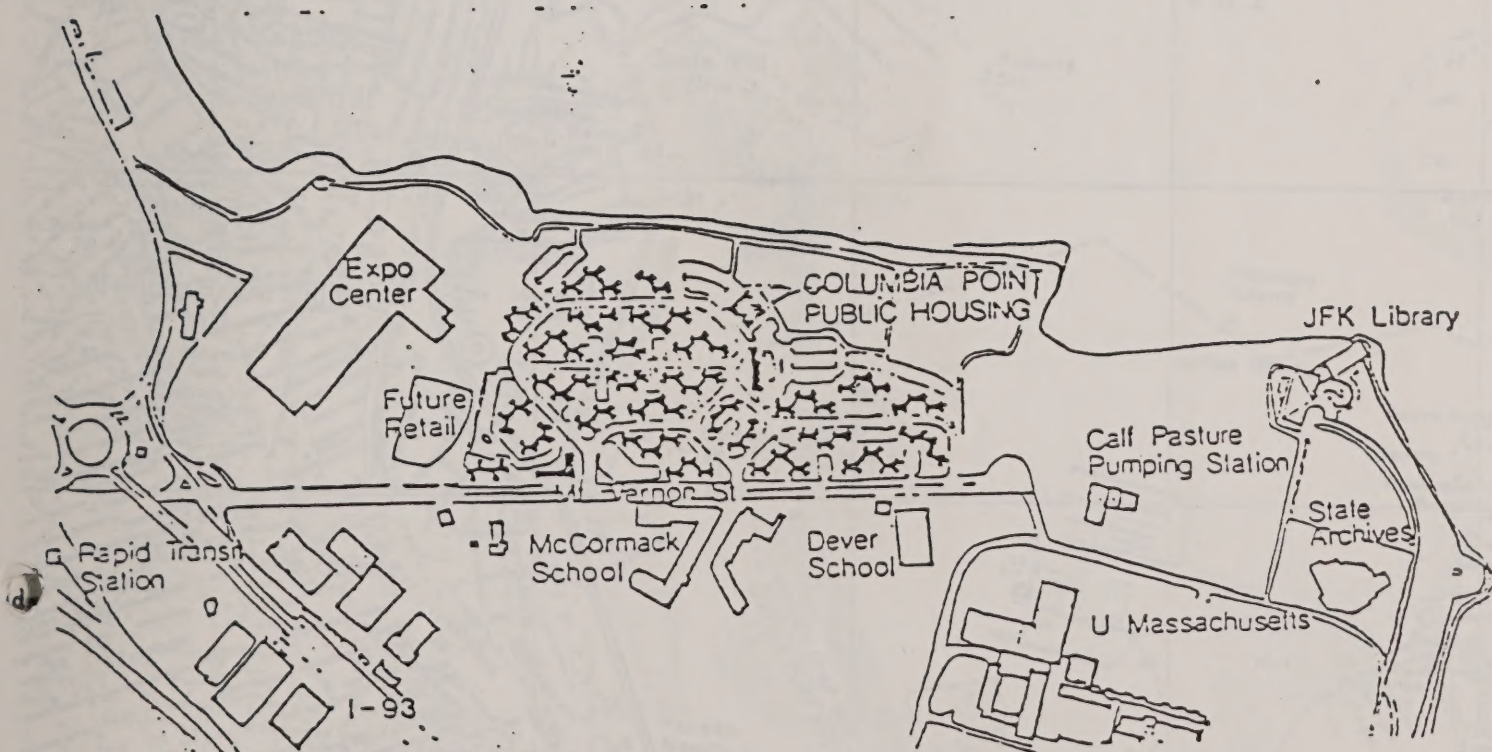
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SCALE IN INCHES



LOCATION MAP



PENINSULA SITE PLAN

FIGURE 1 - LOCATION PLAN OF PROJECT AT COLUMBIA POINT, BOSTON



Fact Sheet Attachment IV
LOCUS MAP

H.W. MOORE ASSOC., INC.
 CONSULTING ENGINEERS
 BOSTON, MASS.

SCALE:

DATE:

SHEET OF

BOSTON REDEVELOPMENT AUTHORITY

June 6, 1985

Development Plan
For
Planned Development Area #22
Harbor Point At Columbia Point

Peninsula Partners/Columbia Point Community Task Force, Inc.

Developer: Peninsula Partners: Corcoran, Mullins, Jennison, Inc., John B. Cruz Company, Robert Kuehn, Peninsula Housing Corp., SBD Trust; and Columbia Point Community Task Force, Inc.

Architects: Goody, Clancy Associates has been engaged as the Site Planner and architect of the new buildings proposed for construction. Mintz Associates has been engaged as the architect for the rehabilitation of the existing buildings and some new construction. Carol R. Johnson & Associates is the landscape architect.

Location and Description of Site:

The Harbor Point Planned Development Area consists of a total land area of 1,952,047 square feet which presently contains 1504 units of public housing and recreation space on the Columbia Point Peninsula. (See Exhibit IA). The site is bounded by Mt. Vernon St., Bayside Exposition Center, land owned by the Boston Housing Authority and the city of Boston which fronts Boston Harbor; and Calf Pasture Pumping Station. (See Exhibit I).

General Description of Proposed Development:

The project will transform the existing 1504 unit Columbia Point housing project into Harbor Point, 1,400 unit mixed-income rental community consisting of new and rehabilitated buildings with studios to six bedrooms.

The new site plan is designed around a new street pattern which will permit views of the water and/or the Boston skyline from every street. Harbor Point's central focus will be the "town green" or mall area which extends through the middle of the site. It will have its entry from Mt. Vernon Street and the main recreational facilities will be located at its waterfront edge. (See Exhibit II).

17 of the 30 existing buildings will be demolished. The remaining thirteen low and midrise buildings will be completely rehabilitated with some being made into townhouses with private front and back yards. New construction will include townhouses, midrises, lowrises or mall buildings, stepped midrises, recreational facilities, clubhouse, retail space as well as a day care center, health and community facilities. The development will require the abandonment of the five public streets that are within the existing site.

Proposed Location and Appearance of Structures:

The location and appearance of the buildings within Harbor Point will generally conform with the schematic and design development design drawings incorporated herein by reference as listed in Exhibit IV prepared by Goody, Clancy Associates who are responsible for the design of the site plan and new construction, and Mintz Associates who are responsible for the rehabilitated buildings and some new construction.

Projected Number of Employees:

It is anticipated that the construction of this development will generate approximately 457 construction jobs and that they will be created during the construction period. The developer is committed to provide at least 50 construction-related jobs and 50% of the management positions to Harbor Point residents who are currently living at Columbia Point. Approximately 75 permanent full-time jobs will be created by the new development when completed.

Permitted Uses:

According to Map No. 5 - North Dorchester, of the series of maps entitled "Zoning Districts - City of Boston," dated August 15, 1962, as amended through Map Amendment No. 176, effective November 23, 1984, the premises are located within the Apartment (H-2) and the General Industrial (I-2) zoning districts. The premises are also located within restricted and limited parking district.

The proposed uses of the project are listed below and the status of each use as an allowed, conditional, or forbidden use within each respective district has been indicated in the left hand column.

According to the Boston Zoning Code & Enabling Act as amended through November 23, 1984 (Text Amendment No. 75) the "zoning code") Table of Use Regulations, Section 8-7; the proposed uses of the premises are as follows:

Use Item 7
H-2 allowed
I-2 forbidden

Building or group of buildings for occupancy by three or more families in separate dwelling units.

Use Item 8
H-2 allowed*
I-2 forbidden

Any dwelling converted for more families where structures conform with the zoning code after conversion. *This becomes a conditional use if after conversion, the lot area per dwelling unit, the open space and off-street parking each meet not less than one-half the requirements of the zoning code, and that after conversion any non conformity as to floor area ratio and yard dimension is no greater than prior to conversion.

Use Item 17
H-2 allowed*
I-2 forbidden

Day care center; nursery school; kindergarten.
*This use becomes conditional if facility accommodates more than 60 children.

Use Item 27
H-2 allowed*
I-2 Conditional

Public park or playground; public recreation building.
*Subject to St. 1956, c. 665, S.2.

Use Item 28
H-2 allowed*
I-2 Conditional

Private grounds for games and sports not conducted for profit. *Provided no parking area or active outdoor recreation area is nearer any lot line than the front yard depth requirement (which is 20 ft.)

Use Item 29
H-2 allowed*
I-2 Conditional

Adult education center building; community center building; settlement house. *Provided no parking or active outdoor recreation area nearer any lot line than the front yard depth requirement.

Use Item 34
H-2 forbidden
I-2 allowed

Store primarily serving the local retail business needs of the residents of the neighborhood, including, but not limited to, store retailing one or more of the following: food, baked goods, groceries, packaged alcoholic beverages, drugs, tobacco products, clothing, dry goods, books, flowers, paint, hardware and minor household appliances.

Use Item 39A
H-2 conditional
I-2 allowed

Clinic not accessory to a main use. *Provided it is within two hundred feet of H-3-65, H-4, H-5, L, B, M, I or W district.

Use Item 43
H-2 forbidden
I-2 allowed

Barber shop; beauty shop; shoe repair; self-service laundry; pick up and delivery station of laundry drycleaner; or similar use.

Accessory Uses

Use Item 72
H-2 allowed*
I-2 allowed*

A garage or parking space for occupants, employees, customers, students and visitors; provided that, in the case of a lot lying in two or more districts, such parking is accessory to a use that is lawful in the district in which parking is located.
*Conditional in restricted parking district. Premises are located within the restricted parking district and parking is conditional if accessory to any other use than items 1-15.

Use Item 72A
H-2 allowed*
I-2 allowed*

Swimming pool or tennis court not within required front yard. *Provided that it is more than four feet from every lot line and if the pool is within 10 feet of lot line screening to a height of at least six feet required.

Open Spaces and Landscaping:

Landscaping will be provided for Harbor Point in general accordance with drawings submitted by Landscape Architect Carol R. Johnson and Associates, referred to in Exhibit V. This project contains approximately 294,283 square feet of open space exclusive of the waterfront, the mall and parking areas. Based upon 1400 dwelling units, each unit will have in excess of 150 square feet of usable open space. There will be a public waterfront park built which is not a part of the private PDA designation area. This park will contain a jogging and bicycling trail and picnic areas. See Exhibit X which illustrates the separation between the public waterfront park and the proposed privately developed Harbor Point land area.

Density: The Floor Area Ratio for The Planned Development Area will not exceed 2.0 which is currently the F.A.R on the site. The F.A.R for Harbor Point will be approximately 1.0.

$$\frac{2 \text{ million total floor area}}{1.95 \text{ million site area}} = 1.0$$

Proposed Traffic Circulation:

Vehicular access to the site will be by two main entries, each one of which is located off Mt. Vernon St. One entry point will be at the beginning of the Mall area. Traffic will run toward the middle of the site in a one-way loop which will extend as a primary roadway off of which secondary streets will branch. The second main entrance will be the initial marketing entrance located at the eastern end of Mt. Vernon St. It will run as a two way primary street off of which secondary streets will branch. There will also be a one-way road extending along a portion of the waterfront which will connect to the primary streets.

Parking and Loading Facilities:

There will be three parking structures with a total of 433 spaces located at the two stepped midrises along the mall area and at the new midrise located on the south eastern edge of the site. There will be 917 off-street parking spaces to meet the needs of the residents not including the structured parking. The plans currently allow 200 on-street visitor spaces. The parking ratio will be 1.10 per unit.

Under the zoning code the daycare center, maintenance and management facility, and health center are designated as Use Group II. The retail space is designated as Use Group III. Each one of the above uses is less than the 15,000 square foot minimum dimension which requires loading bays at such facilities. However, areas for loading are provided at each of the above non-residential facilities.

Access to Public Transportation:

Harbor Point is located less than one-half mile from the JFK-UMass MBTA station. There is currently bus service that serves the existing development. We are working with the MBTA on rerouting the bus so that it continues to serve the new development.

Proposed Dimensions of Structures:

The dimensions of the buildings are to be in general conformity with the drawings listed in Exhibit IV & V of this Development Plan. The maximum height of the mall/stepped midrises will not exceed 188 feet (15 stories). The stepped midrises located on either end of the site along the waterfront will not exceed 118 feet (11 stories). The rest of the buildings are lowrise and midrise structures ranging in height from 28 feet (3 stories) to 68 feet (7 stories).

Schematic Layout Drawings:

Schematic layout drawings were submitted in September 1984 to BRA and other agencies. Schematic design approval has been made by the BRA as indicated in a letter dated May 31, 1985 and incorporated herein as Exhibit VII. The design team has submitted design development drawings which are included in Exhibits IV, V, and VI of the PDA Plan.

Exterior Building Material:

The exterior of the structures will vary according to building type. The rehabilitated low rise buildings will be masonry with wood framing for roofs, balconies and porches. The mall buildings and new midrise at marketing entrance will be masonry with wood truss roof construction. The townhouses will be wood frame construction with clapboard exterior. The stepped midrise buildings will be brick masonry.

Design Review:

Materials and treatment of the building facades, landscaping, and appearance of all exterior signs on the new building will be subject to the Boston Redevelopment Authority's design review process for the Harbor Point project. All materials for schematics have been submitted to the BRA as well as design development plans referenced in the April 12, 1985 letter from the developer to Stephen Coyle on schematic and design development submissions (see attached Exhibit VIII). The Boston Housing Authority, and the Massachusetts Housing Finance Agency, and U.S Dept of HUD are conducting design review in conjunction with the BRA.

Environmental Impact Report:

The development team submitted a draft Environmental Impact Report to the Massachusetts Environmental Protection Agency (MEPA) in December 1984. Public comments were received by MEPA and sent to the development team in February 1985. The developers are currently involved in responding to the comments and anticipate submitting a final EIR to MEPA in June, 1985.

Zoning Exceptions Required:

The project is located within the Apartment (H-2) and the General Industrial (I-2) zoning districts and the Restricted and Limited Parking District. Exceptions from the Boston Zoning Code will be sought for the following deviations assuming the entire site is treated as one lot. Mt. Vernon St. is the front lot line (measured to existing lot lines), land owned by the City of Boston and the Boston Housing Authority that fronts Boston Harbor is the rear lot line, Bayside and the Calf Pasture Pumping Station are the side lot lines. (See Exhibit IX).

Uses: Conditional:

I-2 District:

Playground-Use Item 27

Private Ground for games and sports not conducted for profit-Use Item 28.

Community Center Building-Use Item 29.

H-2 District:

Day care center for over sixty children-Use Item 17

Clinic-Use Item 39A

Parking in a restricted parking area accessory to day care center, playground and other outdoor recreational areas, community center building, clinic and retail area-Use Item 72.

Uses: Forbidden:

Apartment building-Use Item 7

Converted townhouses (multifamily dwelling)-Use Item 8

H-2 District

Local retail business-Use Item 34

Beauty shop, pick-up and delivery station of dry cleaner, etc.-Use Item 43.

Dimensional Requirements

Articles 18, Front Yards (Mt. Vernon Street)

Buildings 16-1, 17-1, 19-1, 20-4/Rehabbed lowrises

Required: 20 ft.

Provided: 5 ft, 5 ft, 0 ft, 8 ft respectively from existing front lot line.

Article 19-Side Yards (Calf Pasture Pumping Station)

Section 19-1

Building 15-3/New Midrise

Required: 19.5 feet

Provided: 15 feet

Article 21-Setbacks

Section 21-3/a

Building 19-1/lowrise

Existing structure

Required: 16.6 ft.

Provided: 5 ft.

Addition to structure

Required: 9.2 ft.

Provided: 0 ft.

Building 15-2/New midrise

Required: 24 feet

Provided: 20 feet

Section 21-3/b

Building 15-3

Required: 39.6 feet

Provided: 15 feet

Building 15-2

Required: 32.2 feet

Provided: 20 feet

Article 14 Lot Side, Area and Width

Section 14-5

Buildings 2-1 and 2-2/townhouses

Required: 25.5 feet

Provided: 22 feet

Buildings 13-3 and 13-4/townhouses

Required: 30 feet

Provided: 26 feet

Article 14 Lot Side, Area and Width

Buildings 14-3 and 14-4/townhouses

Required: 30 feet

Provided: 26 feet

Note: See Section 22-4 and provisions of this plan regarding usable open space.

Article 22-4 Two or more dwellings on same lot

Buildings 3-1 and 2-1/townhouses

Required: 29.05 ft.

Provided: 24 ft.

Buildings 3-2 and 3-3/townhouses

Required: 28.60 ft.

Provided: 28 ft.



LOCUS MAP

H.W. MOORE ASSOC., INC.
CONSULTING ENGINEERS
BOSTON, MASS.

SCALE:

DATE:

SHEET OF

 Public Waterfront Park

 Boston Housing Authority Land/1,653,634 sq. ft.

 City of Boston Land/298,413 sq. ft.

 PDA Designation Area/1,952,047 sq. ft.

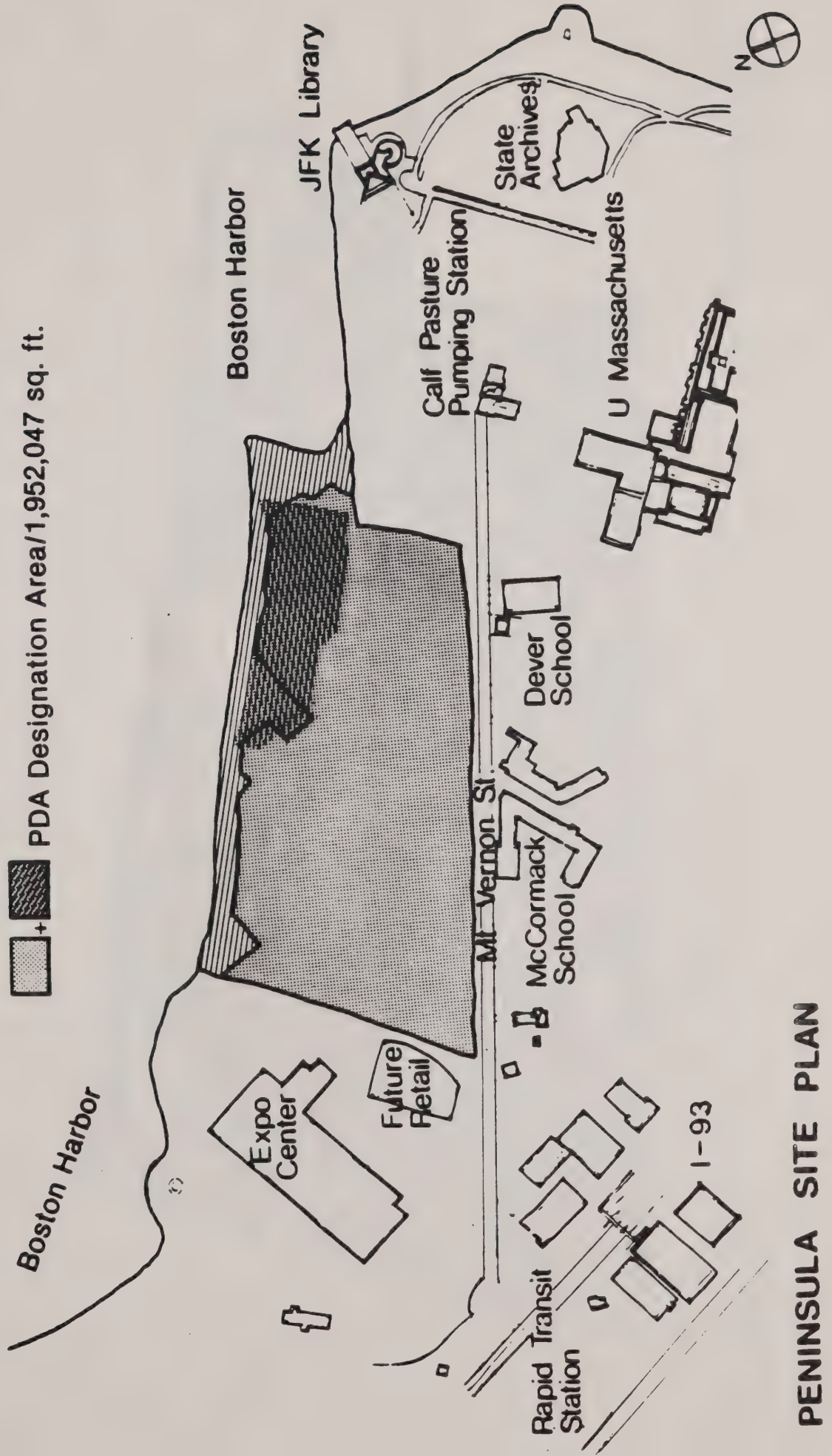
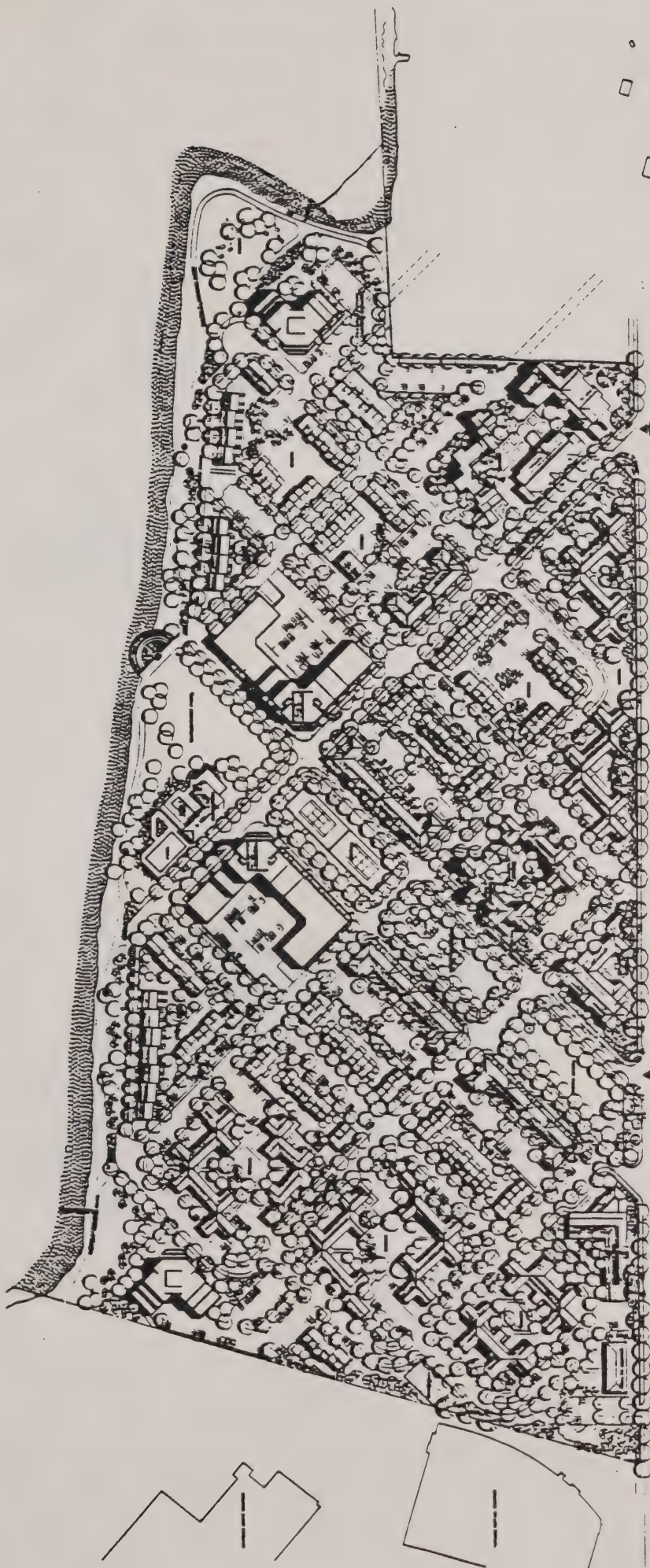


EXHIBIT II TO PDA PLAN



SITE PLAN

HARBOR POINT

DATE: 11-27-66 REVISION: 0-10-66

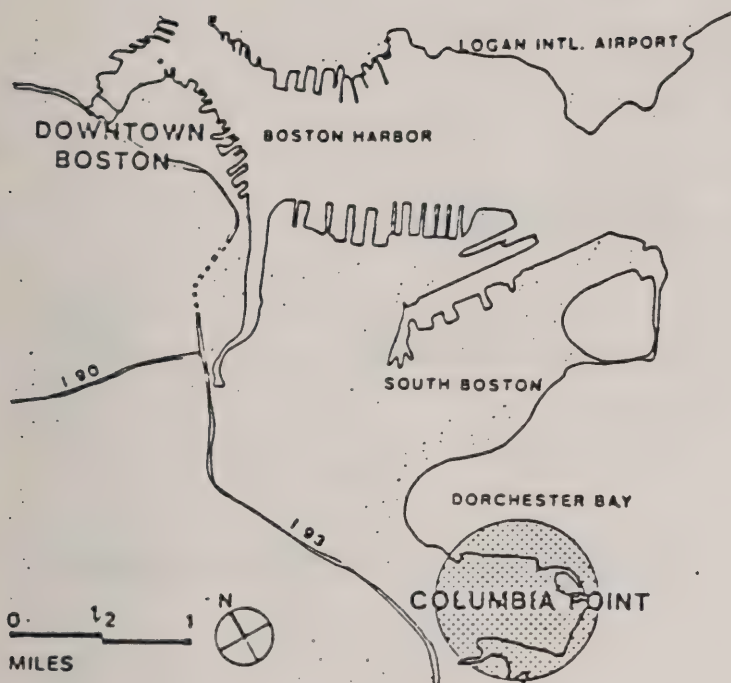


SCALE 1" = 100'

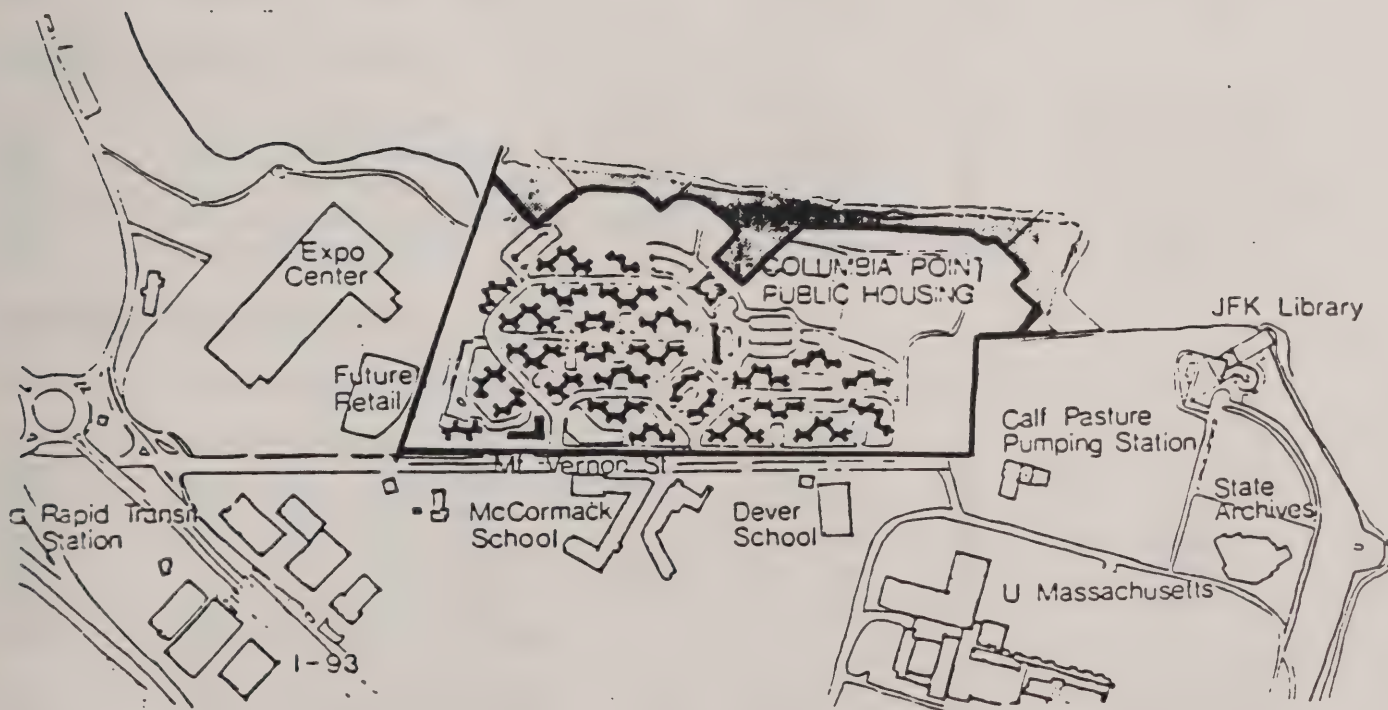
GOODY, CLANCY & ASSOCIATES

CORPORATE: C. GOODY, CLANCY & ASSOCIATES, INC. 1964

EXHIBIT III TO PDA PLAN



LOCATION MAP



PENINSULA SITE PLAN

FIGURE 1 - LOCATION PLAN OF PROJECT AT COLUMBIA POINT, BOSTON

-  = Public Waterfront Park area
-  = PDA area

EXHIBIT IV
TO
PDA PLAN

LIST OF PLANS
PREPARED BY GOODY, CLANCY ASSOCIATES

<u>DRAWING NUMBER</u>	<u>DESCRIPTION</u>	<u>DATE</u>	<u>LEVEL</u>	<u>SCALE</u>
	Site Plan	2/22/85	*DD	1"=50'
		4/10/85	DD	1"=20'
<u>MIDRISE BUILDINGS BLOCK 5-1 and BLOCK 7-1</u>				
MR1	Perspective View	3/22/85	DD	1/8"=1'0"
MR2	Lower Level Plan	3/22/85	DD	1/8"=1'0"
MR3	First Floor Plan	3/22/85	DD	1/8"=1'0"
MR4	2nd to 5th Floor Plans	3/22/85	DD	1/8"=1'0"
MR5	6th to 8th Floor Plans	3/22/85	DD	1/8"=1'0"
MR6	9th to 15th Floor Plans	3/22/85	DD	1/8"=1'0"
MR7	Exterior Elevations	3/22/85	DD	1/8"=1'0"
MR8	Typical Unit Plans	3/22/85	DD	1/4"=1'0"
MR9	Typical Wall Sections	3/22/85	DD	3/4"=1'0"
<u>MIDRISE BUILDING 1-1 and 9-1</u>				
MR8	Typical Unit Plans	3/22/85	DD	1/4"=1'0"
MR9	Typical Wall Sections	3/22/85	DD	3/4"=1'0"
MR10	1st to 7th Floor Plans	3/22/85	DD	1/8"=1'0"
MR11	8th to 11th Floor Plans & Roof	3/22/85	DD	1/8"=1'0"
MR12	Exterior Elevators	3/22/85	DD	1/8"=1'0"
<u>TOWNHOUSE BUILDINGS, TYPE A</u>				
THA1	Perspective of Typical Cluster	2/7/85	DD	
THA2	Plan of Typical Cluster	2/7/85	DD	1/8"=1'0"
THA3	Unit Plan: 3/BR-3BR Combination	2/7/85	DD	1/4"=1'0"
THA4	Unit Plan: 4/BR Unit	2/7/85	DD	1/4"=1'0"
THA5	Unit Plan: 5/BR-3/BR Combination	2/7/85	DD	1/4"=1'0"
THA6	Unit Plan: 6/BR-3/BR Combination	2/7/85	DD	1/4"=1'0"
THA7	Unit Plan Handicapped	2/7/85	DD	1/4"=1'0"
THA8	Elevation Front and Back (Typical Cluster)	2/7/85	DD	1/8"=1'0"
THA9	Cluster Plans/Elevations	2/7/85	DD	1/16"=1'0"
THA10	Partial Wall Elevation	2/7/85	DD	3/4"=1'0"
THA11	Wall Section	2/7/85	DD	3/4"=1'0"
THA12	Wall Section	2/7/85	DD	3/4"=1'0"

EXHIBIT IV (CONT'D)

<u>DRAWING NUMBER</u>	<u>DESCRIPTION</u>	<u>DATE</u>	<u>LEVEL</u>	<u>SCALE</u>
<u>TOWNHOUSE BUILDINGS, TYPE B</u>				
THB1	Perspective Back View (Typical Cluster)	2/7/85	DD	
EBB2	Perspective Front View	2/7/85	DD	
THB3	Unit Plans	2/7/85	DD	1/8"=1'0"
THB4	Elevators Front and Back (Typical Cluster)	2/7/85	DD	1/8"=1'0"
THB5	Wall Sections	2/7/85	DD	3/4"=1'0"

MALL BUILDINGS

MB1	Perspective on Mall	2/7/85	DD	
MB2	Perspective At Corner	2/7/85	DD	
MB3	Plans: Typical Mall Building	2/7/85	DD	1/8"=1'0"
MB4	Plans: (Short Version)	2/7/85	DD	1/8"=1'0"
MB5	Elevations-Front and Back Side of Typical Mall Building	2/7/85	DD	1/8"=1'0"
MB6	Elevations (Short Version)	2/7/85	DD	1/8"=1'0"
MB7	Unit Plans	2/7/85	DD	1/4"=1'0"
MB8	Sections	2/7/85	DD	3/4"=1'0"

STEPPED MIDRISE BLOCK 5

Floor 1	9/25/84	Schematic
Upper Floors		

Note: All building types were submitted in the schematic form on 9/25/84. A revised form of the schematics were submitted 9/27/84.

These have been reviewed and accepted by the Boston Redevelopment Authority.

EXHIBIT V
TO
PDA PLAN

LIST OF PLANS
PREPARED BY MINTZ ASSOCIATES

NEW MIDRISE BLOCK 15-2

<u>DESCRIPTION</u>	<u>DATE</u>	<u>LEVEL</u>	<u>SCALE</u>
Parking Level Plan	4/29/85	DD	1/8"=1'0"
Ground Floor Plan	4/29/85	DD	1/8"=1'0"
Typical Floor Plan	4/29/85	DD	1/8"=1'0"
Floors 2,3&4	4/29/85	DD	1/8"=1'0"
Fifth Floor Plan	4/29/85	DD	1/8"=1'0"
Sixth Floor Plan	4/29/85	DD	1/8"=1'0"
Seventh Floor Plan	4/29/85	DD	1/8"=1'0"
Unit Plan EE2 1BR/1BA	4/29/85	DD	1/4"=1'0"
Unit Plan EE 2BR/2BA	4/29/85	DD	1/4"=1'0"
Unit Plan FF 2BR/2BA	4/29/85	DD	1/4"=1'0"
Unit Plan HH 2BR/1BA	4/29/85	DD	1/4"=1'0"
Unit Plan HH4 2BR/1BA	4/29/85	DD	1/4"=1'0"
Unit Plan HH2 2BR/1BA	4/29/85	DD	1/4"=1'0"
Exterior Elevations	4/29/85	DD	1/8"=1'0"

ELDERLY BUILDING - BLOCK 18

First Floor Plan-3	4/14/85	DD	1/8"=1'0"
Rehabbed Building-3&18	4/14/85	DD	1/8"=1'0"
Floors 2-7	4/14/85	DD	1/8"=1'0"
Exterior Elevations	4/14/85	DD	1/8"=1'0"
Unit Plans-BB-1 2BR/1BA	4/15/85	DD	1/4"=1'0"
Unit Plan-CC 2BR/1BA	4/15/85	DD	1/4"=1'0"
Unit Plan-BB 1BR/1BA	4/15/85	DD	1/4"=1'0"
Unit Plan AA-1 1BR/1BA	4/15/85	DD	1/4"=1'0"

TYPICAL REHAB LOWRISE BLOCK 16, 17, 21, 22

<u>DESCRIPTION</u>	<u>DATE</u>	<u>LEVEL</u>	<u>SCALE</u>
First Floor Plan	3/19/85	DD	1/8"=1'0"
Second Floor Plan	3/19/85	DD	1/8"=1'0"
Third Floor Plan	3/19/85	DD	1/8"=1'0"
Unit Plan PP 1BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan PP1 1BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan PP2 1BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan PP3 1BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan RR2 3BR/1-1/2 BA (1st and 2nd Level)	3/22/85	DD	1/4"=1'0"
Unit Plan RR3 4BR/2-1/2 BA (1st & 2nd Level)	3/22/85	DD	1/4"=1'0"

EXHIBIT V (CONT'D)TYPICAL REHAB LOWRISE BLOCK 16, 17, 21, 22 (Cont'd.)

<u>DESCRIPTION</u>	<u>DATE</u>	<u>LEVEL</u>	<u>SCALE</u>
Unit Plan RR4 3BR/1-1/2 BA (1st & 2nd Level)	3/22/85	DD	1/4"=1'0"
Unit Plan RR5 3BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan RR 3BR/1-1/2 BA (1st & 2nd Level)	3/22/85	DD	1/4"=1'0"
Unit Plan RR1 3BR/1-1/2 BA (1st & 2nd Level)	3/22/85	DD	1/4"=1'0"
Unit Plan RR4 1BR 3BR/1-1/2BA (st & 2nd Level)	3/22/85	DD	1/4"=1'0"
Unit Plan RR9 1BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan QQ1 2BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan UU 2BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan TT 5BR/3BA (1st & 2nd Level)	3/22/85	DD	1/4"=1'0"
Unit Plan VV 2BR/1BA (1st & 2nd Level)	3/22/85	DD	1/4"=1'0"
Unit Plan WW 4BR/2-1/2BA (1,2,3 Levels)	3/22/85	DD	1/4"=1'0"
Unit WW1 4BR/2-1/2 BA (1,2,3 Levels)	3/22/85	DD	1/4"=1'0"
Unit Plan WW2 4BR/2-1/2BA (1,2,3 Levels)	3/22/85	DD	1/4"=1'0"
Unit Plan WW3 4BR/2-1/2BA (1,2,3 Levels)	3/22/85	DD	1/4"=1'0"
Unit Plan WW4 4BR/2-1/2BA (1,2,3 Levels)	3/22/85	DD	1/4"=1'0"
Unit Plan WW5 4BR/2-1/2 BA (1,2,3 Levels)	3/22/85	DD	1/4"=1'0"
Exterior Elevations	3/19/85	DD	1/8"=1'0"

TYPICAL REHAB MIDRISE BLOCK 15-1

First Floor Plan	3/27/85	DD	1/8"=1'0"
Floors 2-7	3/27/85	DD	1/8"=1'0"
Unit Plan KK 2BR/2BA (1st & 2nd Level)	3/27/85	DD	1/4"=1'0"
Unit Plan NN 2BR/1BA (1st & 2nd Level)	3/27/85	DD	1/4"=1'0"
Unit Plan LL 1BR/1BA	3/27/85	DD	1/4"=1'0"
Unit Plan MM 2BR/1BA	3/27/85	DD	1/4"=1'0"
Unit Plan NN2 2BR/1BA	3/27/85	DD	1/4"=1'0"
Unit Plan OO 1BR/1BA	3/27/85	DD	1/4"=1'0"
Unit Plan OO2 1BR/1BA	3/27/85	DD	1/4"=1'0"
Exterior Elevations	3/27/85	DD	1/8"=1'0"

EXHIBIT VI
TO
PDA PLAN

LIST OF LANDSCAPE PLANS
PREPARED BY CAROL JOHNSON AND ASSOCIATES

<u>DESCRIPTION</u>	<u>DATE</u>	<u>SCALE</u>
Typical Rehabbed Block Plan (Block 2)	4/18/85	20'=1"
Typical Mt. Vernon Street Block Plan (Block 17)	4/18/85	20'=1"
Typical Mall Building (Block 10)	4/18/85	20'-1"
Townhouse Block Plan (Block 10)	4/18/85	20'=1"

BOSTON
REDEVELOPMENT
AUTHORITY

EXHIBIT VII

One City Hall Square
Boston, MA 02201
(617) 722-4300

May 31, 1985

Mr. Joseph Mullins
Corcoran, Mullins, Jennison, Inc.
1 Heritage Drive
North Quincy, MA 02171

RE: HARBOR POINT DESIGN REVIEW

Dear Mr. Mullins:

This letter constitutes formal approval of all of your team's Schematic Design drawings for Harbor Point. In my March 26, 1985 letter to you, I mentioned two outstanding items required for final review and approval of this design phase's submission: a wind study and renderings of certain project aspects. These you submitted on April 12, 1985. They have been reviewed by BRA design staff and have been found to be satisfactory. Therefore, I am sending you this letter in confirmation of that approval.

I know that your architects and staff and BRA design staff have been meeting and working cooperatively to come to agreement on the relatively few outstanding Design Development issues as quickly as possible. As soon as these final items are resolved, I look forward to issuing final Design Development approval.

Sincerely,

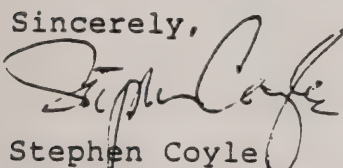

Stephen Coyle
Director

EXHIBIT VIII TO PDA PLAN
CORCORAN, MULLINS, JENNISON, INC.

April 12, 1985

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Coyle:

On behalf of the Harbor Point Development Team, I am pleased to submit today the items requested in your letter of March 26, 1985. Enclosed are:

- 1) Three copies of the Wind Impact Report prepared by Technology Integration and Development Group, Inc.
- 2) Five perspectives illustrating various aspects of the Harbor Point proposal.

It is my understanding that these items will complete the requirements for the Schematic Design phase submissions.

As you know, due to the size and complexity of this project, we have already begun the Design Development phase of submissions and reviews. Your design staff has received the following items for design development review:

- 1) Goody, Clancy Mall Buildings
- 2) Goody, Clancy Townhouse Types A & B
- 3) Goody, Clancy Stepped Midrise
- 4) Mintz Associates Typical Lowrise Rehab
- 5) Mintz Associates Rehab Midrise
- 6) Mintz Associates Elderly Building
- 7) Mintz Associates New Midrise
- 8) Outline Specifications

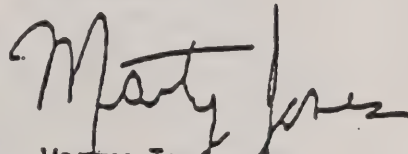
Within the next two weeks we expect to complete design development submissions for the remaining three residential and two non-residential building types. Furthermore, an updated presentation of the site plan and landscape concepts will be made on April 18 to the design staffs at BRA, BHA and MHFA. Based on comments received at that meeting, we will complete the Design Development site plan for submission.

Mr. Stephen Coyle
April 12, 1985
Page 2

If there are any additional items needed for your staff to complete its Design Development review, please let me know.

We appreciate the cooperation and prompt review that your staff has demonstrated in this process over the two months. We look forward to continuing that positive relationship.

Sincerely,



Marty Jones
Vice President

MJ/mbh

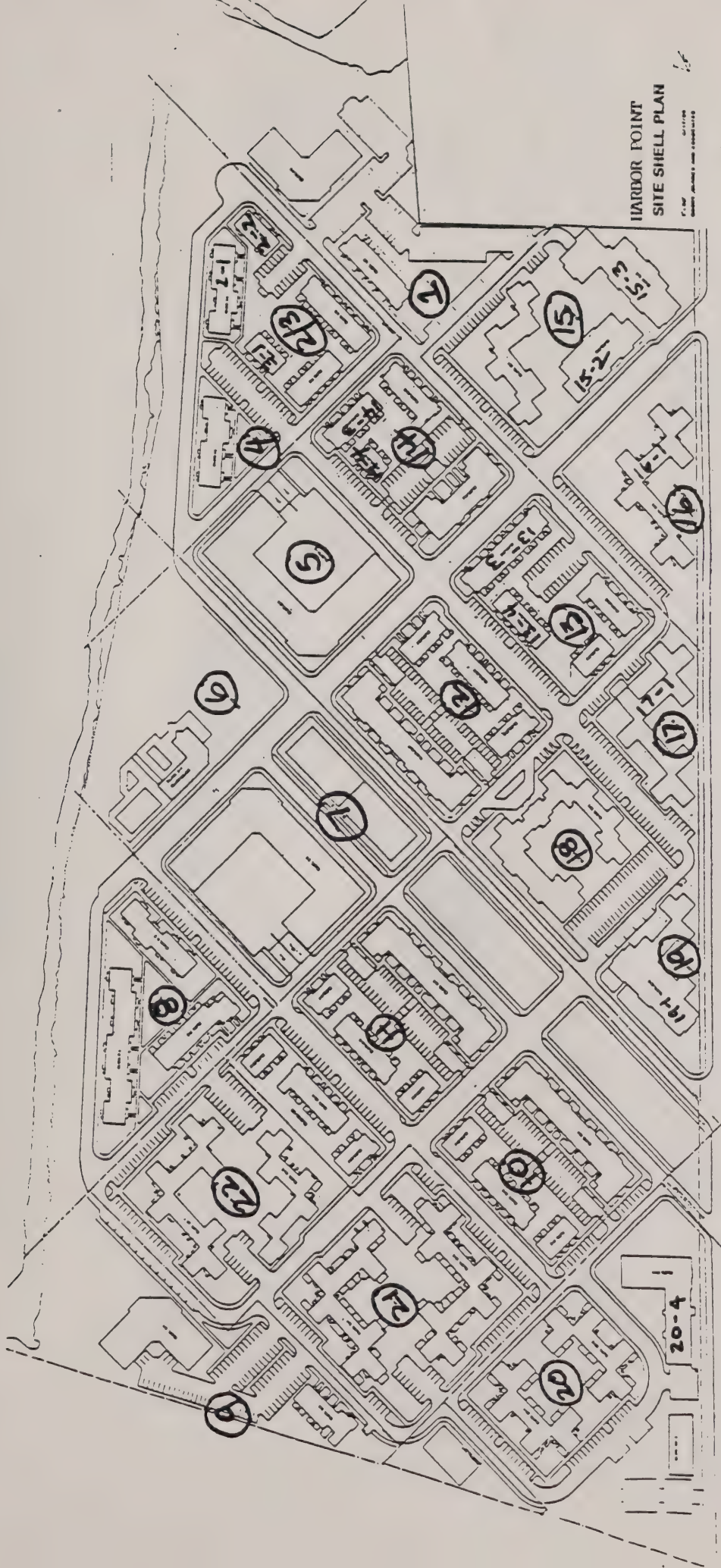
cc: Martha Bailey
Joan Goody
Sy Mintz
Joe Mullins

0345D

KEY

Number with Circle = Block
Number - Number = Building

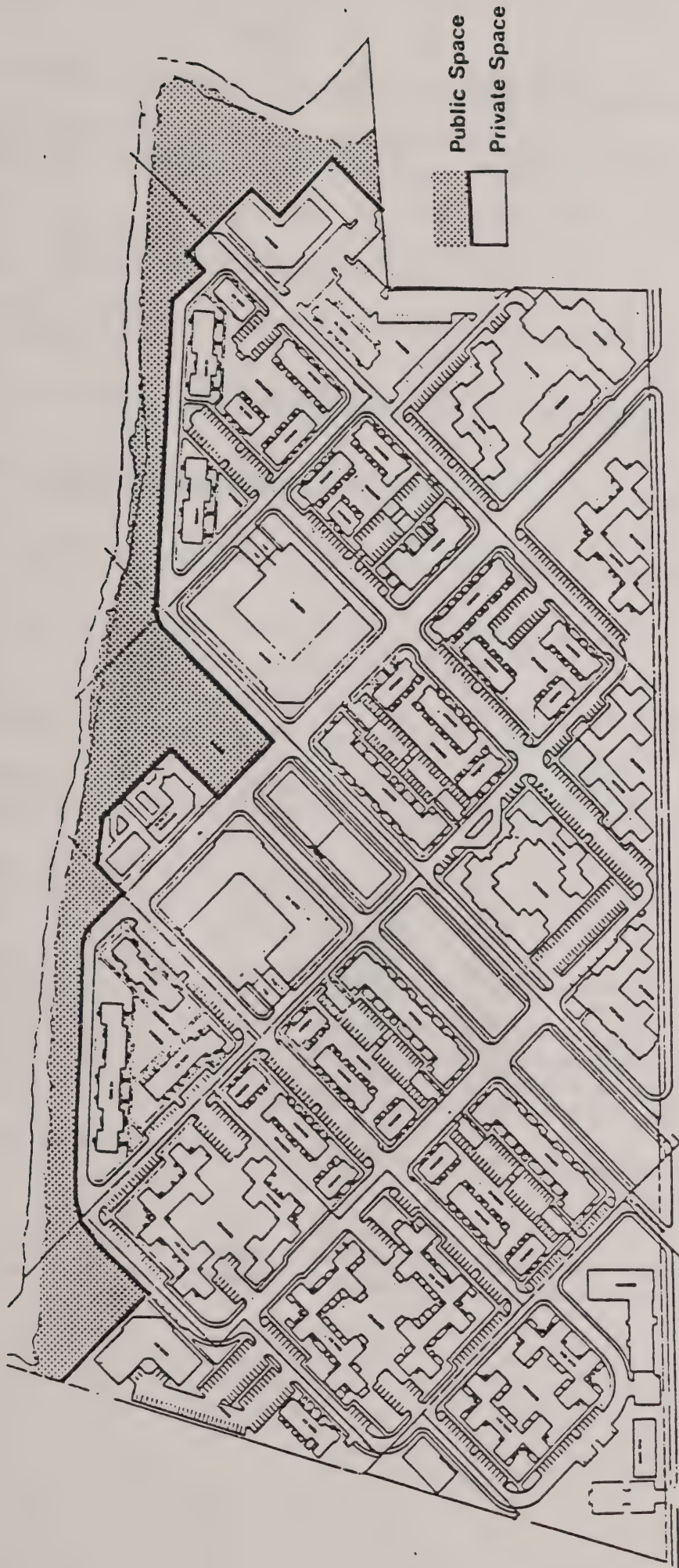
EXHIBIT IX TO PDA PLAN



HARBOR POINT
SITE SHELL PLAN

1/1/78
1/1/78

EXHIBIT X TO PDA PLAN



PUBLIC/PRIVATE SPACE DIAGRAM

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes."

1. a. Name of Redeveloper: Boston Natural Areas Fund, Inc.
- b. Address and ZIP Code of Redeveloper: 73 Tremont Street, Boston, MA 02108
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____ Boston _____, State of _____ Mass.
is described as follows:

Vacant lot corner of Linwood Street and Highland Avenue, Roxbury
(known both as 1,2,3 Alvah Kittredge Square and 1,2,3 Highland Ave.)

to be kept open and green forever for permanent Neighborhood benefit.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO
- If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

affiliated with The Fund for Preservation of Wildlife and Natural Areas
Boston Safe Deposit and Trust Company, Trustee
One Boston Place, Boston, Mass. 02106

- a. The financial condition of the Redeveloper, as of _____ 30 June _____, 19 84, is as reflected in the attached financial statement.
- (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

attached

If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

none

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

Boston Safe Deposit & Trust Company
One Boston Place, Boston, MA 02106

150,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

not applicable

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

not applicable

7. Names and addresses of bank references:

see 6a

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

attached

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

none

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

none

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder: NOT APPLICABLE

- a. Name and address of such contractor or builder: _____

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO
If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

not applicable

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

IF APPLICABLE, SEE QUESTION 9A ATTACHMENTS

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

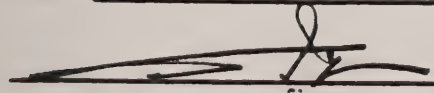
CERTIFICATION

I (We)¹

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____


Norman T. Byrnes, Esq.
Boston Natural Areas Fund, Inc.
Vice President and Treasurer

Signature

Title
c/o Gaston Snow & Ely Bartlett
50 Milk Street, Boston, MA 02109

Title

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

BOSTON NATURAL AREAS FUND, INC.

FINANCIAL STATEMENTS FOR THE
YEARS ENDED JUNE 30, 1984 and 1983
AND
ACCOUNTANTS' OPINION

HOLDSWORTH, BURRELL & COMPANY
CERTIFIED PUBLIC ACCOUNTANTS

HOLDSWORTH, BURRELL & COMPANY

CERTIFIED PUBLIC ACCOUNTANTS

FIFTY CONGRESS STREET - ROOM 730
BOSTON, MASSACHUSETTS 02109

(617) 227-2460

To the Board of Directors
Boston Natural Areas Fund, Inc.
73 Tremont Street
Boston, Massachusetts 02108

We have examined the balance sheets of Boston Natural Areas Fund, Inc. as of June 30, 1984 and 1983, and the related statements of revenues, expenses and other changes in fund balances for the years then ended. Our examinations were made in accordance with generally accepted auditing standards and, accordingly, included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances.

In our opinion, the financial statements referred to above present fairly the financial position of Boston Natural Areas Fund, Inc. at June 30, 1984 and 1983, and the related statements of revenues, expenses and other changes in fund balances, in conformity with generally accepted accounting principles, applied on a consistent basis.

Holdsworth, Burrell & Company

August 30, 1984

BOSTON NATURAL AREAS FUND, INC.

Balance Sheets

June 30, 1984 and 1983

	Operating Fund	Land Purchase Fund	Land Management Assistance Fund	All Funds Combined 6/30/84	All Funds Combined 6/30/83
<u>Assets</u>					
Cash in bank	\$ 6,829			\$ 6,829	\$ 4,640
Investments of gifts and grants					
Boston Safe Deposit and Trust					
Company Cash Reserve Trust	61,511	\$ 97,395	\$3,223	162,129	230,063
Land inventory		67,911		67,911	46,500
Loans receivable			3,000	3,000	5,556
Accounts receivable	770	100		870	
Total assets	<u>\$69,110</u>	<u>\$165,406</u>	<u>\$6,223</u>	<u>\$240,739</u>	<u>\$286,759</u>
<u>Liabilities and fund balances</u>					
Real estate taxes and interest payable		\$147,140		\$147,140	\$147,140
Accounts payable	\$ 3,507		\$1,140	4,647	8,445
Payroll taxes accrued & withheld	670			670	
Total liabilities	<u>4,177</u>	<u>147,140</u>	<u>1,140</u>	<u>152,457</u>	<u>155,585</u>
Fund balances	<u>64,933</u>	<u>18,266</u>	<u>5,083</u>	<u>88,282</u>	<u>131,174</u>
Total liabilities and fund balances	<u>\$69,110</u>	<u>\$165,406</u>	<u>\$6,223</u>	<u>\$240,739</u>	<u>\$286,759</u>

See notes to financial statements.

BOSTON NATURAL AREAS FUND, INC.

Statements of Support, Revenues, Expenses and Other Changes in Fund Balances
for the years ended June 30, 1984 and 1983

	Operating Fund	Land Purchase Fund	Land Management Assistance Fund	All Funds Combined 6/30/84	All Funds Combined 6/30/83
Land reimbursements					\$556,966
Cost of land reimbursed					557,194
Loss income (loss)					(228)
<u>Support and revenues</u>					
Support:					
Gifts and grants	35,246	18,005	1,720	54,971	53,201
Revenues:					
Interest income		19,736		19,736	15,837
Dividend income					900
Miscellaneous income	74	5,000		5,074	2,015
Total revenues	<u>35,320</u>	<u>42,741</u>	<u>1,720</u>	<u>79,781</u>	<u>71,953</u>
<u>Expenses</u>					
Fund secretary consulting fees	21,200			21,200	22,400
Salary, administrative assistant	16,730			16,730	13,721
Payroll taxes	563			563	-
Fund raising, consulting fees	17,647	645		18,292	13,942
Community outreach consulting	566		14,442	15,008	7,186
Legal and accounting	7,890			7,890	18,547
Rent	8,738			8,738	6,771
Inspection reports			158	158	2,915
General publicity	16,210			16,210	4,538
Office supplies	2,312			2,312	2,513
Grants			9,780	9,780	8,295
Telephone	1,050			1,050	755
Miscellaneous	720	2,604	920	4,244	6,225
Utilities	498			498	329
Total expenses	<u>94,124</u>	<u>3,249</u>	<u>25,300</u>	<u>122,673</u>	<u>108,137</u>
Excess (deficiency) of revenues over expenses, before transfer	(58,804)	39,492	(23,580)	(42,892)	(36,412)
Transfer"	<u>100,000</u>	<u>(100,000)</u>		<u>-0-</u>	<u>-0-</u>
Excess (deficiency) of revenues over expenses, after transfer	41,196	(60,508)	(23,580)	(42,892)	(36,412)
Fund balances, beginning	<u>23,737</u>	<u>78,774</u>	<u>28,663</u>	<u>131,174</u>	<u>167,586</u>
Fund balances, ending	<u>\$ 64,933</u>	<u>\$ 18,266</u>	<u>\$ 5,083</u>	<u>\$ 88,282</u>	<u>\$131,174</u>

See notes to financial statements.

BOSTON NATURAL AREAS FUND, INC.

Notes to Financial Statements

1. SIGNIFICANT ACCOUNTING POLICIES

Fund Accounting

In order to ensure observance of limitations and restrictions placed on the use of the resources available to the Fund, the accounts of the Fund are maintained in accordance with the principles of "fund accounting". This is the procedure by which resources for various purposes are classified for accounting and reporting purposes into funds that are in accordance with activities or specified objectives.

All gains and losses arising from the sale, collection, or other disposition of investment and other noncash assets are accounted for in the fund which owns such assets. Interest income derived from investment of all the funds on hand is currently accounted for in the Land Purchase Fund.

All other unrestricted receipts are accounted for in the unrestricted Operating Fund. Restricted gifts, grants, appropriations, endowment income, and other restricted resources are accounted for in the appropriate restricted funds, except that where appropriate, 20% of such restricted revenues is used for operating overhead expenses. Operating Funds, if so restricted, are reported as revenues and expenditures when expended for current operating purposes.

Land Inventory

Land held by the Fund is currently of two types: Urban Wilds and Urban Gardens. Urban Wilds are held briefly during conveyance to the City of Boston. Urban Gardens are held indefinitely. The inventory is carried at acquisition cost which includes carrying charges such as interest on mortgages, title search and overhead.

Revenue Recognition

General and administrative expenses are incurred in pursuing the acquisition of land. A portion of such expenses is charged periodically to the land inventory and is reflected as capitalized overhead among the revenue of the Fund.

2. ORGANIZATION AND TAX STATUS

The Fund was organized under Chapter 180 of the Massachusetts General Laws on September 5, 1979. It has received an advance ruling from the Internal Revenue Service exempting it from Federal income taxes under Section 501(c)(3) of the Internal Revenue Code. It is expected to be a publicly

supported organization described in Section 170(b)(1)(A)(vi) and 509(a)(1). On August 30, 1984, the organization filed an application for final I.R.S. classification.

3. INVESTMENTS OF GIFTS AND GRANTS

Withdrawals from investments of accumulated gifts and grants are governed by a memorandum of understanding between the Fund and Boston Safe Deposit and Trust Company, acting as Trustee of The Fund For Preservation of Wildlife and Natural Areas. The memorandum provides, among other matters, that in no event shall the trustee be required to make a distribution or payment which, in its opinion, does not further the objectives of the donor, of the Corporation (the Fund), and of The Fund For Preservation of Wildlife and Natural Areas.

4. REAL ESTATE TAXES AND INTEREST PAYABLE

The City of Boston asserted real estate taxes as of January 1, 1979, 1980, 1981, and 1982 on land held for conveyance to the City. No subsequent assertions have been made, nor any existing ones enforced.

The Fund, fulfilling its purpose, held lands briefly between purchase and conveyance to the City by its Conservation Commission. All the lands against which real estate taxes were previously asserted in calendar 1983 became wholly owned by the City in perpetuity.

It is expected that the assessments and interest will be eventually removed by the City or the State Appellate Tax Board. Appropriate application for such relief has been made.

5. ALL FUNDS COMBINED

The "All Funds Combined" columns are the totals of the similar accounts of the various funds. Since the assets of certain of the funds are restricted, the totaling of the accounts is for supplemental analysis purposes only and does not indicate that the combined fund balances are available in any manner other than as provided in the separate funds.

6. INTERFUND "TRANSFER"

The Board of Directors voted to transfer unrestricted funds in the amount of \$100,000 from the Land Purchase Fund to the Operating Fund.

CORCORAN, MULLINS, JENNISON, INC.

June 12, 1985

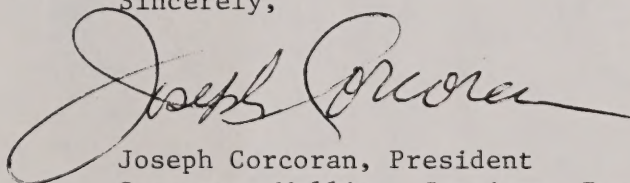
Mr. Stephen Coyle
Director of Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Coyle:

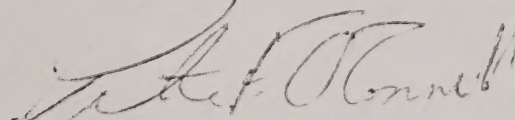
We are aware of the Boston Redevelopment Authority's recent resolution that a planning process is to be created concerning the future expansion of the Bayside Exposition Center site.

We are fully prepared to enter into a planning process with the BRA staff and an advisory task force of appropriate community, Columbia Point and Agency representatives. We would expect that such an effort would lead to the creation of development guidelines which could be incorporated into a Development Agreement, as required by the Columbia Point first phase UDAG. We look forward to working with the BRA and the community on developing these plans.

Sincerely,



Joseph Corcoran, President
Corcoran, Mullins, Jennison, Inc.



Peter O'Connell, President
O'Connell Management

JC/cw

